

108.0

0002

0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
771,800 / 771,800  
771,800 / 771,800  
771,800 / 771,800

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		LAWRENCE LN, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KENNEDY THOMAS/ETAL	
Owner 2: KENNEDY DOROTHEE	
Owner 3:	

Street 1: 7 LAWRENCE LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10302		Sq. Ft.	Site		0	70.	0.71	5									510,344						510,300	

## IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								10302.000		261,500				510,300		771,800						68875	
																						GIS Ref	
																						GIS Ref	
																						Insp Date	
																						08/31/18	



## USER DEFINED

Prior Id # 1:	68875
Prior Id # 2:	
Prior Id # 3:	
Date:	12/30/21
Time:	07:23:02
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	09/13/18
Time:	12:35:57
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	261,500	0	10,302.	510,300	771,800		Year end	12/23/2021
2021	101	FV	252,900	0	10,302.	510,300	763,200		Year End Roll	12/10/2020
2020	101	FV	253,000	0	10,302.	510,300	763,300	763,300	Year End Roll	12/18/2019
2019	101	FV	214,500	0	10,302.	517,600	732,100	732,100	Year End Roll	1/3/2019
2018	101	FV	213,800	0	10,302.	386,400	600,200	600,200	Year End Roll	12/20/2017
2017	101	FV	213,800	0	10,302.	349,900	563,700	563,700	Year End Roll	1/3/2017
2016	101	FV	213,800	0	10,302.	335,400	549,200	549,200	Year End	1/4/2016
2015	101	FV	200,600	0	10,302.	284,300	484,900	484,900	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LITTLEON GEORGI	26779-2		10/28/1996		192,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/27/2012	1241	Redo Kit	4,800	C					8/31/2018	Meas/Inspect	CC	Chris C
3/16/2011	153	Dormers	110,000					DORMER EXTENSION/N	4/18/2013	Info Fm Prmt	EMK	Ellen K
11/30/2004	1140	Redo Bas	16,000	C		G6	GR FY06		12/9/2008	Meas/Inspect	345	PATRIOT
10/28/1992	556	Wood-Sto	700					W/B STOVE	6/8/2005	Permit Visit	BR	B Rossignol
									10/26/2000	Hearing Chag	201	PATRIOT
									10/26/1999	Meas/Inspect	256	PATRIOT
									7/31/1991		JK	

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>						<b>SKETCH</b>																
Type:	5 - Cape		Full Bath:	1	Rating:	Good			OF-BMT SINK FULL DORMER IN REAR.																						
Sty Ht:	1H - 1 & 1/2 Sty		A Bath:	Rating:																											
(Liv) Units:	1	Total:	1	3/4 Bath:			Rating:																								
Foundation:	1 - Concrete			A 3QBth			Rating:																								
Frame:	1 - Wood			1/2 Bath:			1	Rating:			Average																				
Prime Wall:	4 - Vinyl			A HBth:			Rating:																								
Sec Wall:	8 - Brick Veneer	15%	OthrFix:	1	Rating:			Fair																							
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>						1st Res Grid Desc: Line 1 # Units 1																					
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:			Good																						
Color:	GRAY/RED BRICK			A Kits:	Rating:																										
View / Desir:							Frl:	Rating:																							
<b>GENERAL INFORMATION</b>						WSFlue:	1	Rating:			Average																				
Grade:	C - Average								<b>CONDOS INFORMATION</b>																						
Year Blt:	1954	Eff Yr Blt:							Location:																						
Alt LUC:			Alt %:							Total Units:																					
Jurisdct:	G12	Fact:	.							Floor:																					
Const Mod:							% Own:							<b>REMODELING</b>						<b>RES BREAKDOWN</b>											
Lump Sum Adj:							Name:							Exterior:	No Unit			RMS	BRS	FL											
<b>INTERIOR INFORMATION</b>						Phys Cond:	GD - Good	18.	%							Interior:	1			7	3										
Avg Ht/FL:	STD						Functional:							Additions:																	
Prim Int Wal	2	- Plaster							Kitchen:																						
Sec Int Wall:							Economic:							Baths:																	
Partition:	T - Typical							Special:							Plumbing:																
Prim Floors:	3	- Hardwood							Override:							Electric:															
Sec Floors:	5	- Lino/Vinyl	15%							Total:	18.6	%							Totals:	1	7	3									
Bsmnt Flr:	5	- Lino/Vinyl							<b>CALC SUMMARY</b>						General:																
Subfloor:							Basic \$ / SQ:	110.00						<b>COMPARABLE SALES</b>																	
Bsmnt Gar:							Size Adj.:	1.35000002						Rate	Parcel ID	Typ	Date	Sale Price													
Electric:	3	- Typical							Const Adj.:	0.98982435																					
Insulation:	2	- Typical							Adj \$ / SQ:	146.989																					
Int vs Ext:	S							Other Features:	77384																						
Heat Fuel:	2	- Gas							Grade Factor:	1.00																					
Heat Type:	1	- Forced H/Air							NBHD Inf:	1.00000000																					
# Heat Sys:	1							NBHD Mod:																							
% Heated:	100	% AC:	100							LUC Factor:	1.00																				
Solar HW:	NO	Central Vac:	NO							Adj Total:	321312																				
% Com Wal							Depreciation:	59764																							
							Depreciated Total:	261548																							
<b>MOBILE HOME</b>						Make:				Model:				Serial #:				Year:	Color:												
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b> 108.0-0002-0003.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
2	Frame Shed	D	Y	1	10X12	A	AV	2005	0.00	T	11.2	101																			
More: N												Total Yard Items:																			
Total Special Features:												Total:																			